

85-74-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1. to permit a side street setback of 16 feet instead of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. The owner, James K. Crider, occupies the first floor of this dwelling.
2. Since purchasing this two (2) apartment dwelling, the owner/occupant has been married and his wife is expecting a child in November, 1984.
3. The present 7' x 24' room is impractical and will create a hardship with the addition of the child.
4. This addition will permit the addition of another bedroom and will make the present bedroom more usable. This addition is not to the front of the property which fronts on Prince George Street.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) (Type or Print Name) James K. Crider

Signature Signature

Address (Type or Print Name) William V. Crider, Jr.

City and State Signature

Attorney for Petitioner: (Type or Print Name) Address Phone No.

Signature City and State

Name, address and phone number of legal owner, tract purchaser or representative to be contacted

Address Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of September, 1984, at 2:30 o'clock A.M.

Cal Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 14, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. James K. Crider
34 Holmhurst Avenue
Baltimore, Maryland 21228

RE: Case No. 85-74-A (Item No. 8)
Petitioner - James K. Crider, et al
Variance Petition

Dear Mr. Crider:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 17th day of July, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: James K. Crider, et al Received by: Nicholas B. Commodari
Petitioner's Attorney: Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: September 5, 1984

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 85-70-A, 85-74-A, 85-75-A, 85-76-A, 85-77-A, 85-80-A, 85-81-A, and 85-85-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #8 (1984-1985)
Property Owner: James K. Crider, et al
S/W corner Baker Avenue and Prince George St.
Acres: .85 X 100
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

GENERAL COMMENTS:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,
Gilbert S. Benson, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:DBS:as



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on 7-30-84.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 5, 6, 7, 8 -ZAC- Meeting of July 17, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 5, 6, 7, and 8.

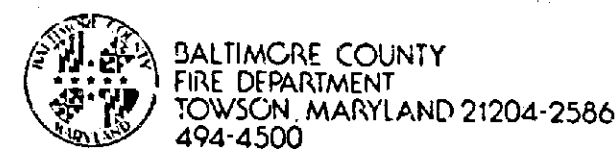
MSF/can

Michael S. Flanagan
Traffic Engineering Assoc. II

JAN 28 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in a practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



PAUL H. REINCKE
CHIEF

July 20, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James K. Crider, et al

Location: SW/Cor. Baker Avenue and Prince George Street

Item No.: 8 Zoning Agenda: Meeting of 7/17/84

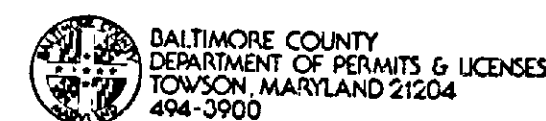
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hagan* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Comments on Item # 8 Zoning Advisory Committee Meeting

Property Owners: James K. Crider, et al
Location: Baker Avenue and Prince George Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 16' in lieu of 25'

Access:

Remarks:

The items checked below are applicable:

- (X) 1. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-83 (Baltimore County Building Code for the Baltimore County Building Code and other applicable Codes).
- (X) 2. A building and other miscellaneous permits shall be required before beginning construction.
- () 3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- () 4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) 5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 101 and Table 102.
- () 6. Requested variance conflicts with the Baltimore County Building Code, Section 101.
- () 7. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) 8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 509 and the required construction classification of Table 101.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If any additional information may be obtained by visiting Room #122 (Plans review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles R. Burdick, Chief
Plans Review

CDB:rrj
PUB 01-82

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW Corner Baker Ave. & : OF BALTIMORE COUNTY
Prince George St. (1214 :
Baker Ave.), 1st District :

JAMES K. CRIDER, et al, : Case No. 85-74-A
Petitioners :

ENTRY OF APPEARANCE

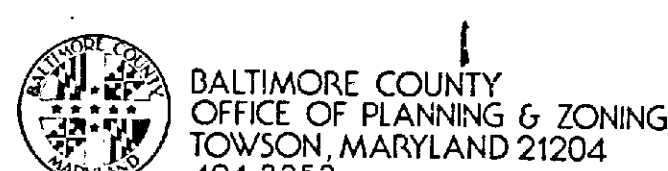
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 29th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to James K. Crider and William V. Crider, Jr., 34 Holmehurst Avenue, Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JADON
ZONING COMMISSIONER

September 27, 1984

Mr. William V. Crider, Jr.
34 Holmehurst Avenue
Baltimore, Maryland 21228

Dear Mr. Crider:

I have this date passed my Order in the above captioned matter in accordance with the attached.

JMHJ/mc

Attachments

cc: People's Counsel

RE: Petition for Variance
NW/Corner of Baker Ave. & Prince George St. (1214 Baker Ave.) - 1st Election District
James K. Crider, et al - Petitioners
No. 85-74-A (Item No. 8)

Very truly yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

August 22, 1984

Mr. James K. Crider
Mr. William V. Crider, Jr.
34 Holmehurst Avenue
Baltimore, Maryland 21228

NOTICE OF HEARING

Re: Petition for Variance
NW/Corner of Baker Avenue and Prince George St.
(1214 Baker Avenue)
James K. Crider, et al - Petitioners
Case No. 85-74-A

TIME: 9:30 A.M.

DATE: Tuesday, September 18, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jadon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9/1/84 ACCOUNT: 11-615-10

AMOUNT: 35.00

RECEIVED FROM: *Fluor Corp. & Crider*

FOR: *Fluor Corp. & Crider*

6 109*****350610 6092A

VALIDATION OR SIGNATURE OF CARRIER



August 30 19 84

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE

was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 1 day of September 19 84, that is to say, the same was inserted in the issues of

August 19, 1984

PATUXENT PUBLISHING COHP.
By *Patuxent Publishing Co.*

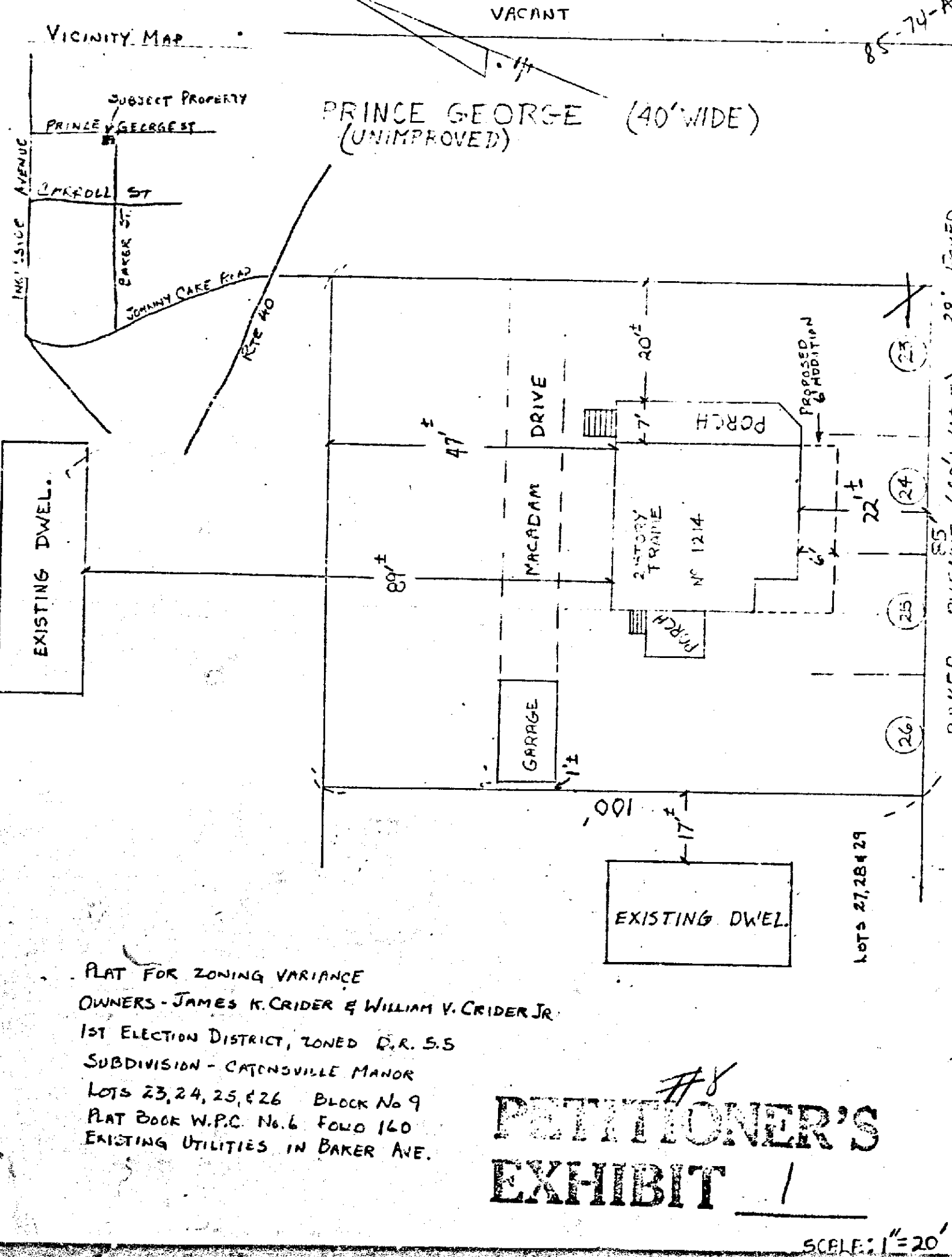
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF



PLAT FOR ZONING VARIANCE
OWNERS - JAMES K. CRIDER & WILLIAM V. CRIDER, JR.
1ST ELECTION DISTRICT, ZONED D.R. 5.5
SUBDIVISION - CATONSVILLE MANOR
LOTS 23, 24, 25, 26 BLOCK No 9
PLAT BOOK W.P.C. No. 6 FOLD 160
EXISTING UTILITIES IN BAKER AVE.

PETITIONER'S
EXHIBIT

SCALE: 1" = 20'

85-74-A

Date of Po. Sept. 1-84

TOWSON, MD., August 30, 1984

THE JEFFERSONIAN,

[illegible]

September 12, 1984

Re: Petition for Variance
NW/cor. Baker Ave. & Prince George St.
(1214 Baker Avenue)
James K. Crider, et al - Petitioners
Case No. 85-74-A

Dear Sirs:

This is to advise you that \$38.90 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

No. 134341

DATE 9-18-84 ACCOUNT R-01-615-000

AMOUNT ₹ 38.90

RECEIVED FROM: Wm. V. Bidwell

FOR: Adm. & Printing Corp. - 85-74-A

C 020*****38901A 21A16

VALIDATION OR SIGNATURE OF CAPTAIN

Located at the Northwest corner of Baker Avenue and Prince George Street known as 1214 Baker Avenue, being Lots 23, 24, 25 and 26, Block 9, Plat No. 4, Catonsville Manor, Plat Book W.P.C. No. 6, Folio 160, 1st Election District of Baltimore County, Maryland.

1st Election District

ZONING: Petition for Variance

LOCATION: Northwest corner Baker Avenue and Prince George Street
(1214 Baker Avenue)

DATE & TIME: Tuesday, September 18, 1984 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 16 ft.
instead of the required 25 ft.

Being the property of James K. Crider, et al, as shown on plat plan
filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto:

Louise Schneider
Affiant

I have personal knowledge that the home located at 1214 BAKER AVENUE 21228
has been used as a two apartment

has been used as a two apartment dwelling since approximately 1939. I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterrupted since 1939. This personal knowledge is based upon attached rent receipts for the year 1946, and as owner (resident) in first floor apartment since approx. 1939.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY this 22nd day of April, 1983, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Klaus Schneider the affiant herein, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal.

V. M. Sachs
Notary Public

PETITIONER:
 EXHIBIT 2

PETITIONER:
 EXHIBIT 2

RE: PETITION FOR VARIANCE : BEFORE THE
NW/corner Baker Ave. & Prince George :
St. (1214 Baker Ave.) - 1st Election : DEPUTY ZONING COMMISSIONER
District :
James K. Crider, et al - Petitioners : OF
No. 85-74-A (Item No. 8) : BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The herein petitioners request a variance to permit a side yard setback of 16 feet in lieu of the required 25 feet in order to construct an addition to the first floor apartment.
2. A affidavit, signed by Louise Schneider, was submitted as evidence indicating that the subject property had been utilized continuously as a two-apartment dwelling from approximately 1939 until April 1983. The petitioners purchased the property in 1983 and have continued the use. An increase in family size necessitates the variance request.
3. No protestants appeared in opposition to the petition.
4. The requested variance would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of September, 1984, that the herein Petition for Variance to permit a side yard setback of 16 feet in lieu of the required 25 feet for the expressed purpose of constructing an addition to the existing dwelling, in accordance with the site plan filed herein, marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE Sept 27, 1982 the
BY Mary Campagna (Clerk)

BUREAU OF ENGINEERING - BALTIMORE COUNTY, MD.

JAN 28 1965